



# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**438 Saint James Place**

**43rd Ward**

**St. James Interests, LLC**

04/20/2023

# Community Area Snapshot

## Lincoln Park

### DEMOGRAPHICS

Total Population:	70,492
Median Age:	30.9
Median Household Income:	\$115,389
Top Employment Location:	11,143 work in The Loop

### CULTURAL AND HISTORICAL CONTEXT

Lincoln Park is a designated community on the Northside of Chicago, lying to the west of Chicago's largest park and for which the neighborhood was named Lincoln Park, which has been shaped by a succession of prominent landscape architects. Lincoln Park encompasses several neighborhoods, including Lincoln Central, Mid-North, Old Town Tri-angle, Park West, RANCH Triangle, Sheffield, and Wrightwood Neighbors.

### LAND USE DATA

General Land Use, 2015

	Acres	Percent
Single-Family Residential	316.8	15.6
Multi-Family Residential	366.3	18.1
Commercial	251.0	12.4
Industrial	38.9	1.9
Institutional	104.7	5.2
Mixed Use	65.3	3.2
Transportation and Other	541.1	26.7
Agricultural	0.0	0.0
Open Space	310.6	15.3
Vacant	29.8	1.5
<b>TOTAL</b>	<b>2,024.5</b>	<b>100.0</b>

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Land Use Inventory.

Park Access, 2015

	Lincoln Park	City of Chicago	CMAP Region
Accessible Park Acreage per 1,000 Residents*	3.93	2.42	5.78

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Park Access Layer.

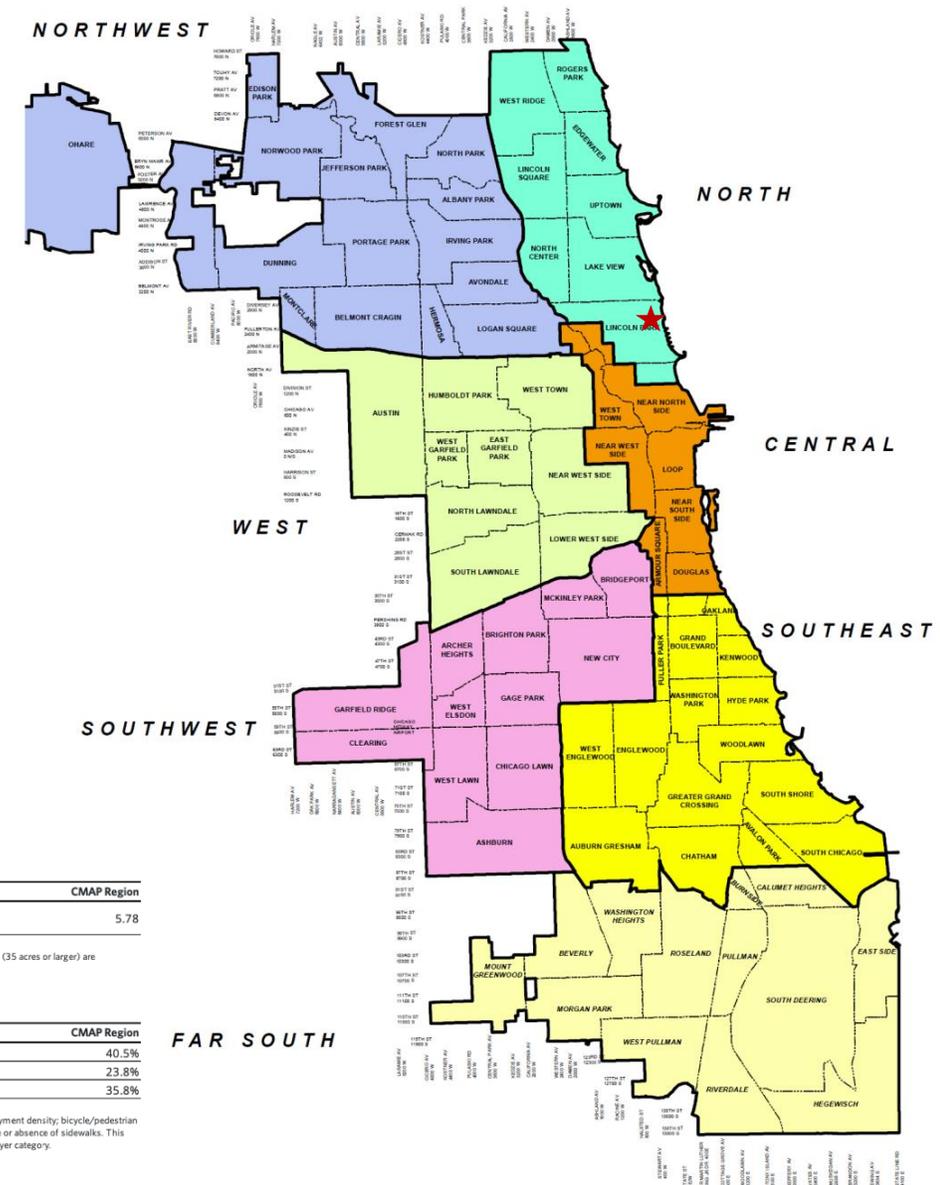
\*Neighborhood parks (smaller than 35 acres) are considered accessible for residents living within 0.5 miles; community parks (35 acres or larger) are considered accessible for residents living within 1 mile.

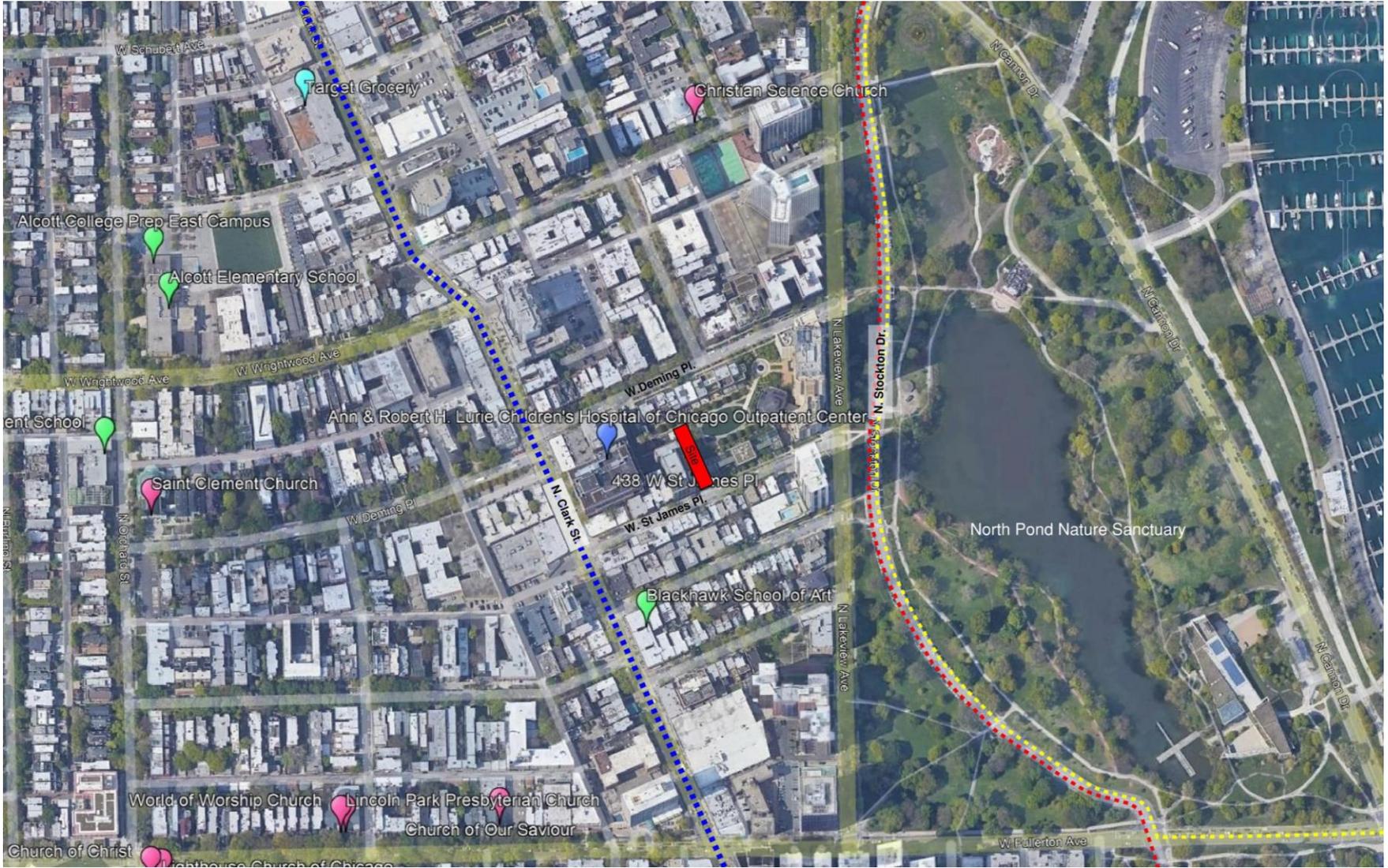
Walkability of Resident and Job Locations\*, 2015

	Lincoln Park	City of Chicago	CMAP Region
High Walkability	99.9%	94.6%	40.5%
Moderate Walkability	0.1%	3.5%	23.8%
Low Walkability	0.0%	1.9%	35.8%

Source: Chicago Metropolitan Agency for Planning analysis of the 2015 Walkability Layer.

\*The CMAP Walkability Layer is based on several factors: the number of amenities within walking distance; population/employment density; bicycle/pedestrian crashes and fatalities; and physical characteristics (e.g., tree cover, block length). It does not currently account for the presence or absence of sidewalks. This table reports the share of residents plus jobs whose home and workplace locations, respectively, are within each Walkability Layer category.

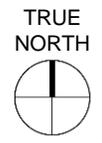




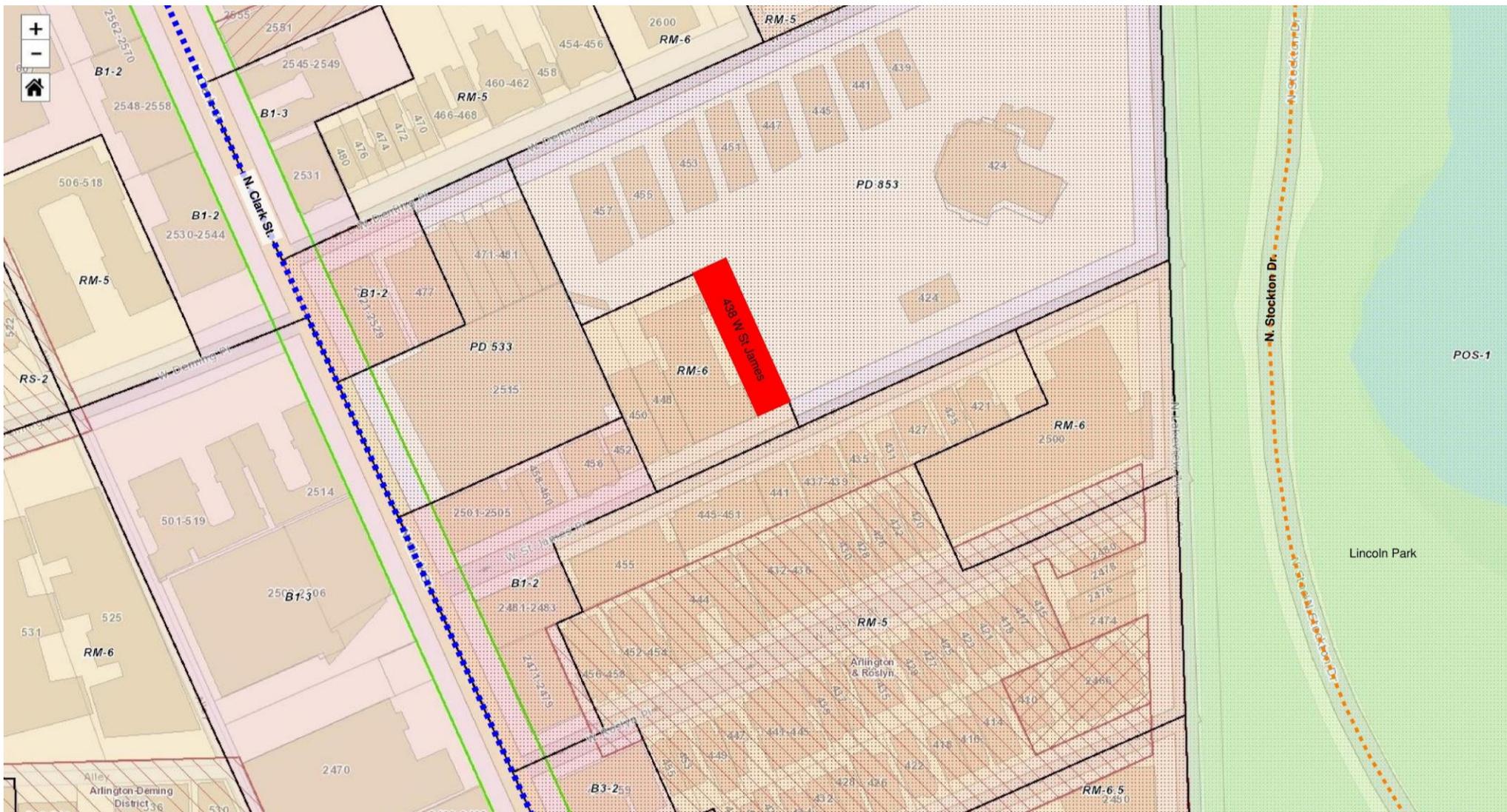
-  Churches
-  Hospitals
-  Schools
-  Grocery Stores

**CTA Routes**

Buses	
	22 36
	134 143
	151 156



# SITE CONTEXT PLAN



**Zoning - Color-Coded**

- Business
- Residential
- Planned Development
- Park and Open Space

**Lakefront Zoning**

- Private

**Chicago Landmarks**

- 

**Chicago Landmark Districts**

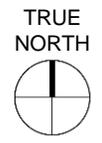
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**CTA Routes**

- Buses
- 22 36
  - 134 143
  - 151 156

**Pedestrian Street**

- Retail



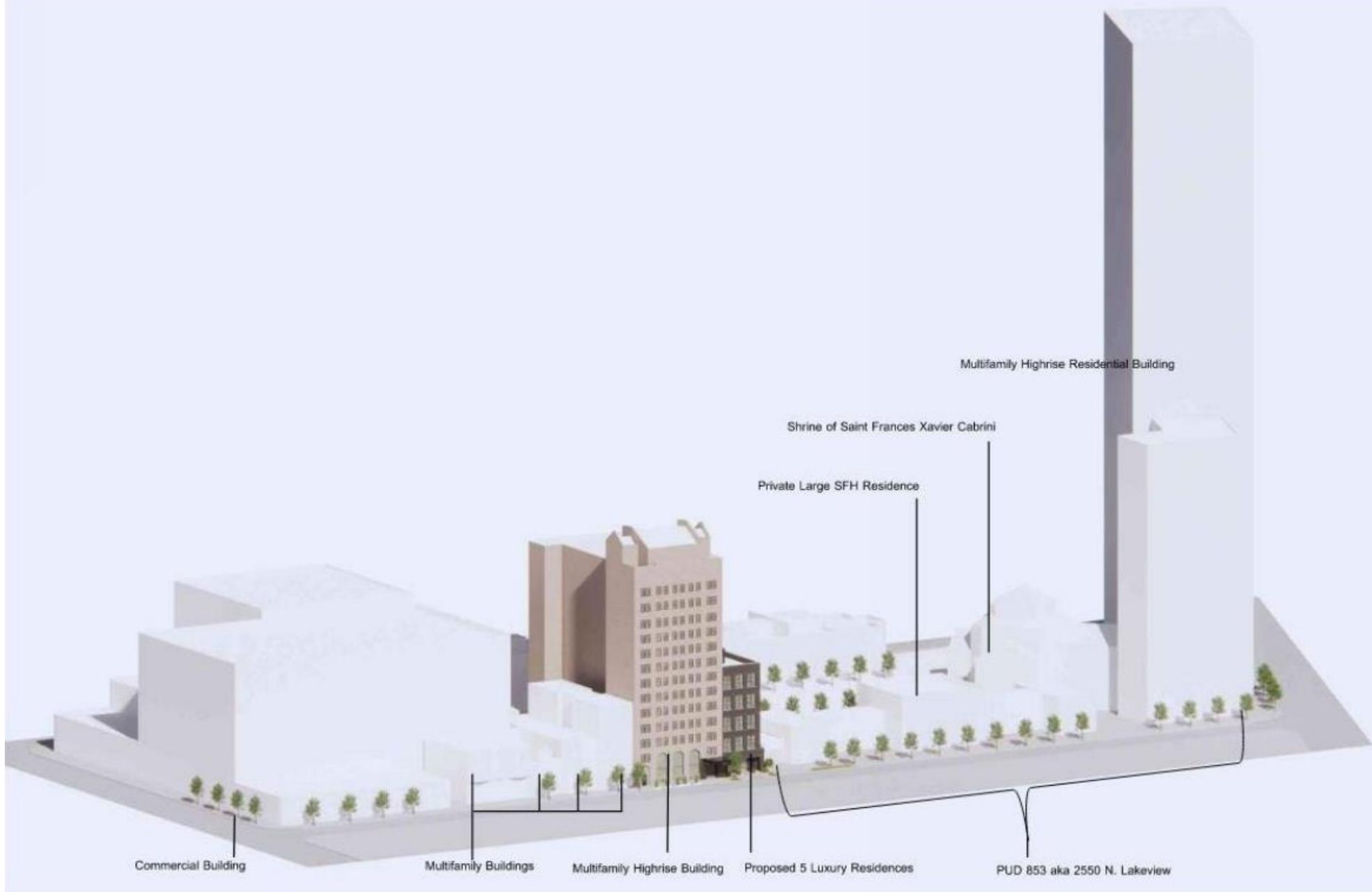


W. St. James Place

AERIAL VIEW



**Existing Buildings**



Commercial Building

Multifamily Buildings

Multifamily Highrise Building

Proposed 5 Luxury Residences

PUD 853 aka 2550 N. Lakeview

Multifamily Highrise Residential Building

Shrine of Saint Frances Xavier Cabrini

Private Large SFH Residence

**AERIAL VIEW FROM SOUTHEAST**

# Pedestrian Context

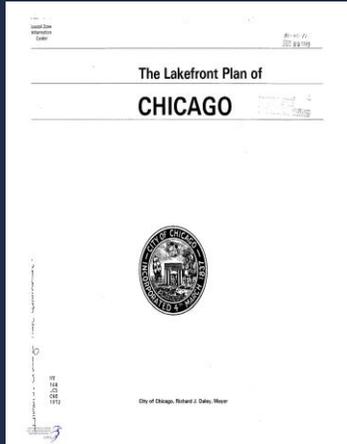


- EXISTING 13 STORY RESIDENCE AT 444 W. ST. JAMES
- EXISTING 2-3 STORY RESIDENCE AT 436 W. ST. JAMES
- EXISTING TREE (IN PRIVATE YARD)
- EXISTING 1 STORY GARAGE
- EXISTING SITE WALL
- EXISTING TREE (IN PRIVATE YARD)
- EXISTING CURB CUT
- EXISTING AT GRADE FLANTER

# Pedestrian Context



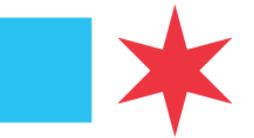
# Planning Context



## Lakefront Plan of Chicago 1972

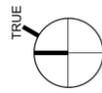
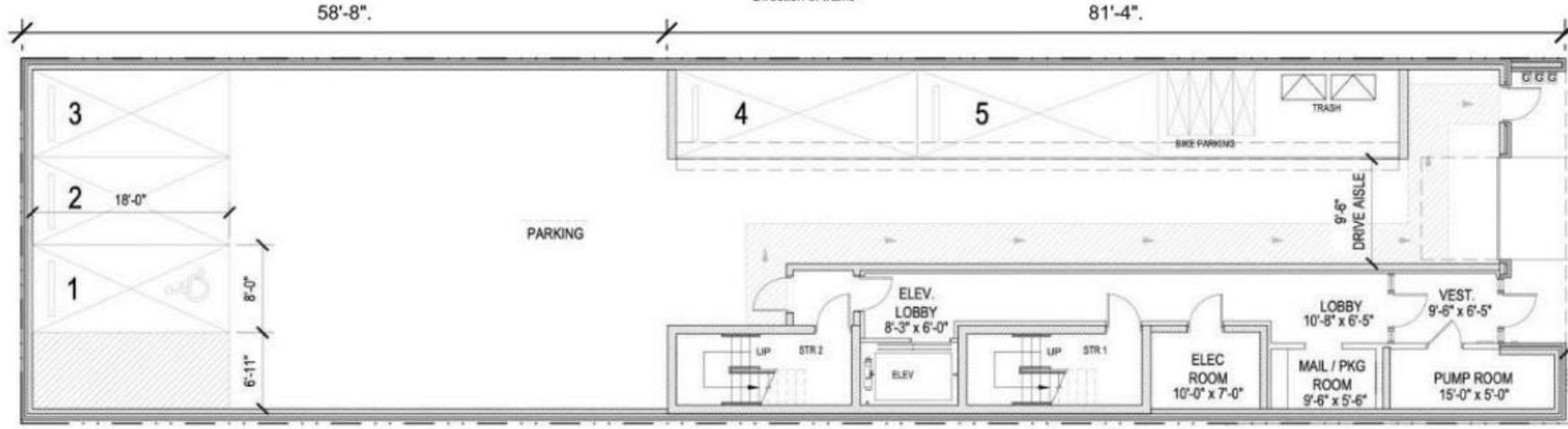
1. Design all lake edge and lake construction to prevent detrimental shoreline erosion
2. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive

(...continued on page 32)

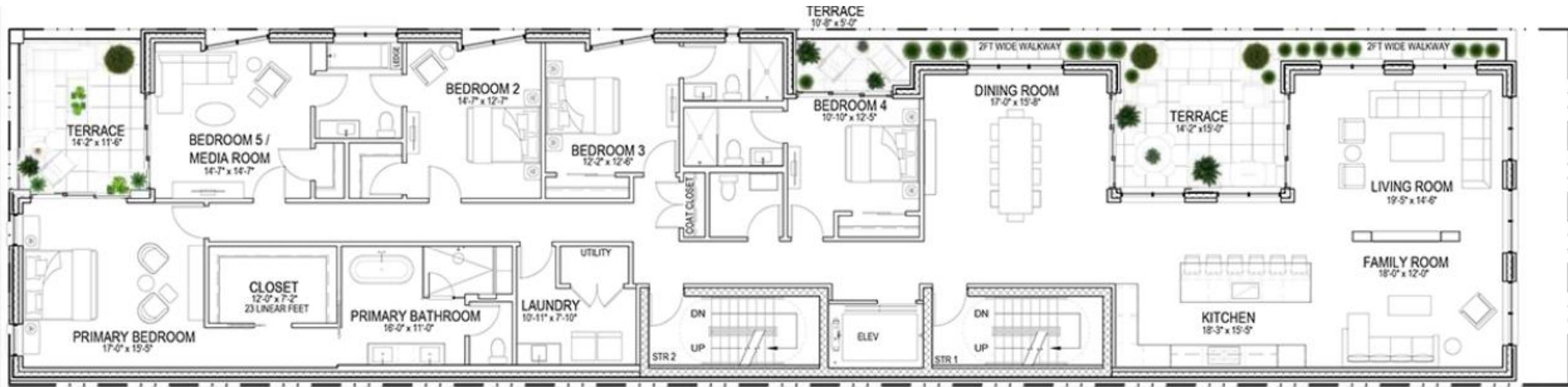


# Project Timeline

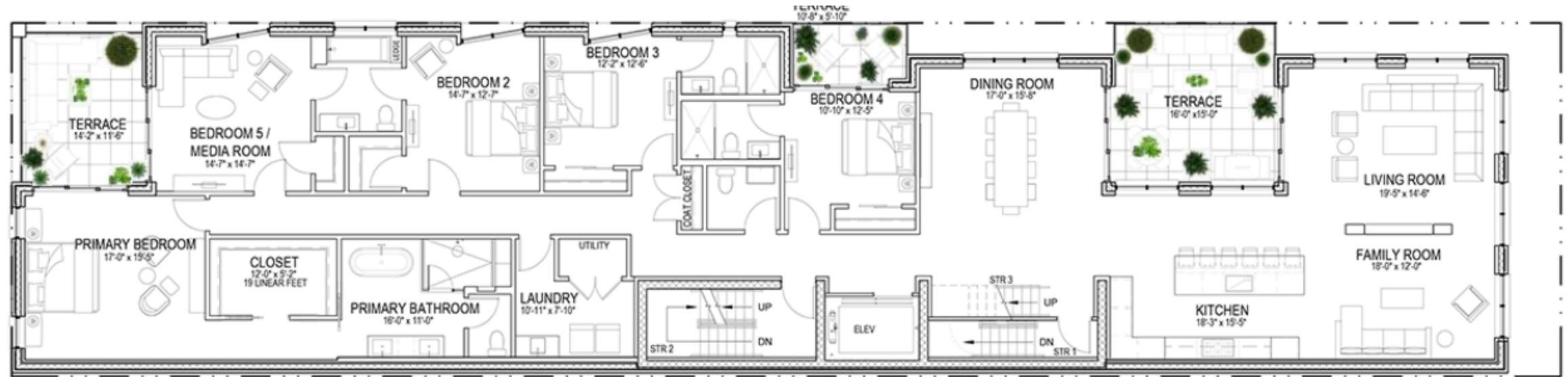
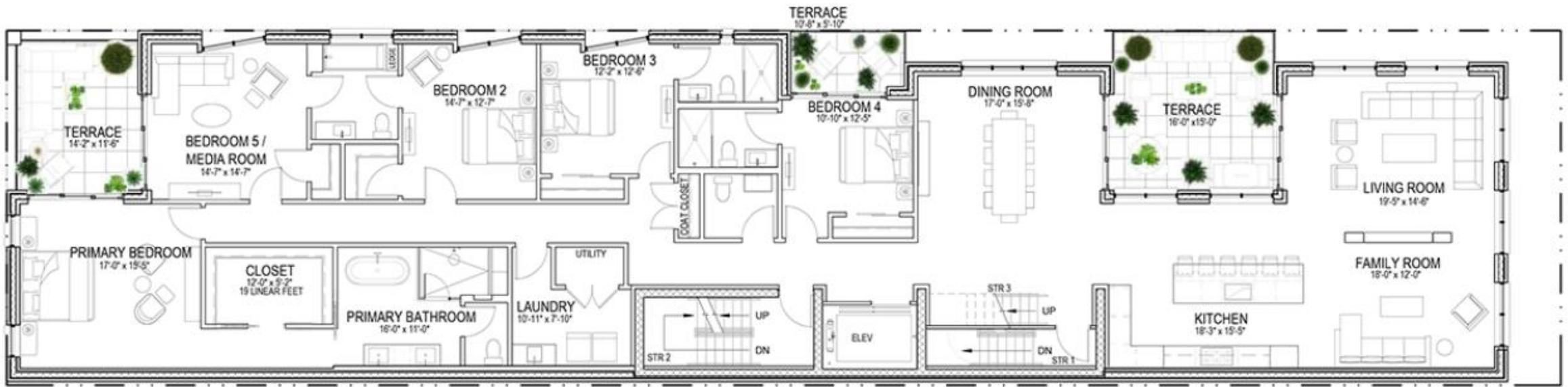
- Community Mailing (ZBA) December 29, 2022
- Date of LPO Filing March 8, 2023
- Community Mailing (CPC) March 9, 2022
  
- Construction Start Fall 2023
- Construction Completion Spring 2025



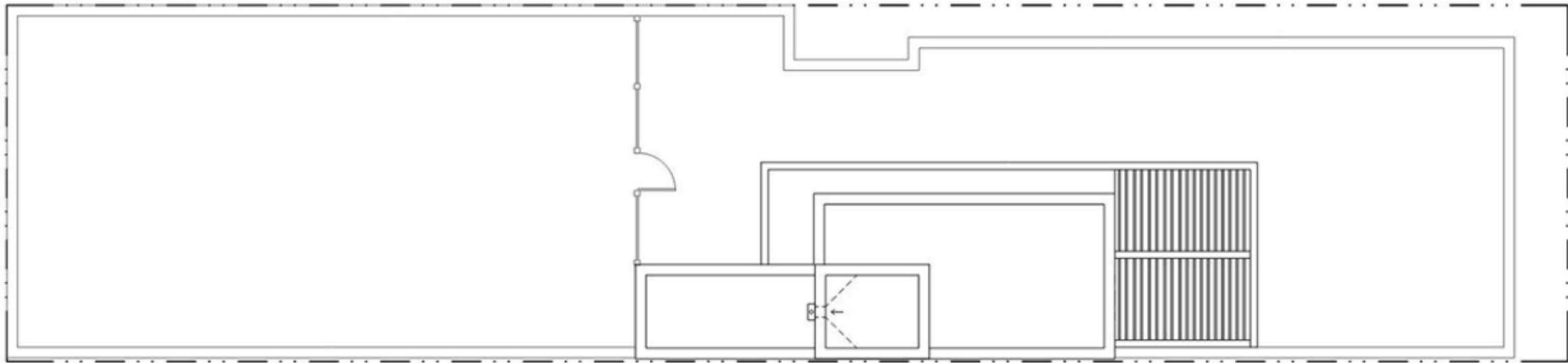
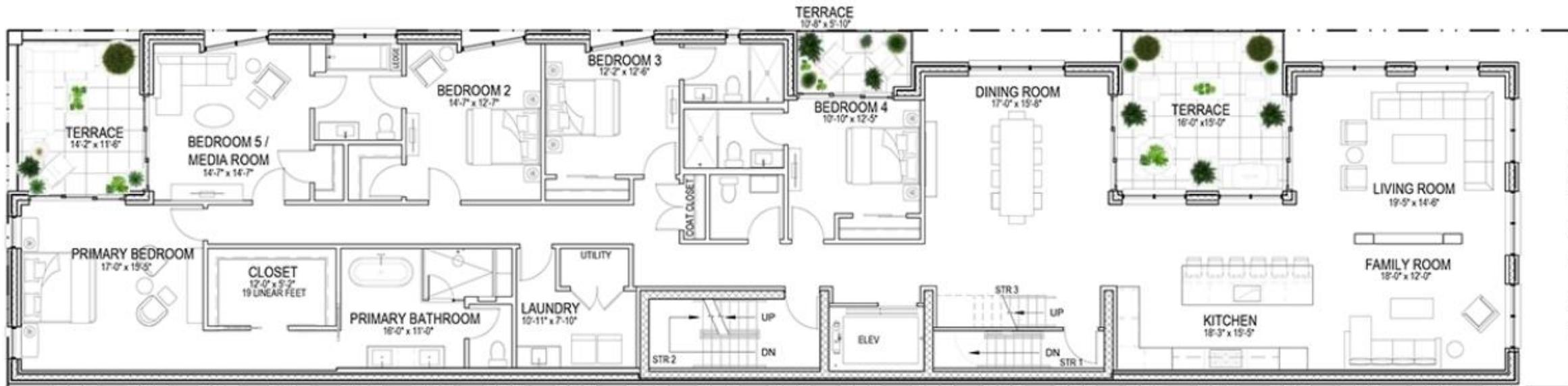
**SITE + GROUND FLOOR PLAN**



**2<sup>ND</sup> FLOOR PLAN**



3<sup>RD</sup> AND 4<sup>TH</sup> FLOOR PLANS



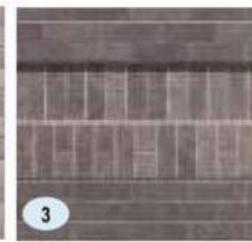
**5<sup>TH</sup> FLOOR AND ROOF PLANS**



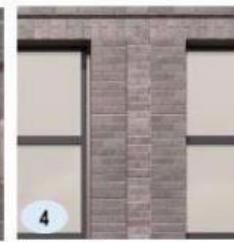
**Finish Type 1**  
Glass Guardrail



**Finish Type 2**  
Gray Brick



**Finish Type 3**  
Soldier Course Gray Brick  
Horizontal Details



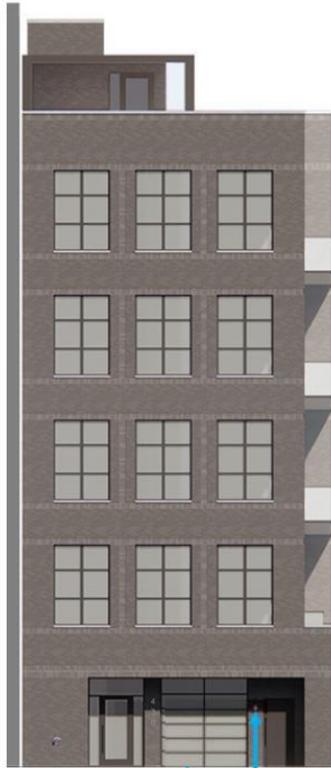
**Finish Type 4**  
Horizontal Stacked Bond Gray Brick  
Vertical Detail Between Windows



**Finish Type 5**  
Limestone Sills and Coping



**Type 6**  
9' Tall Black Metal Windows  
(low e)

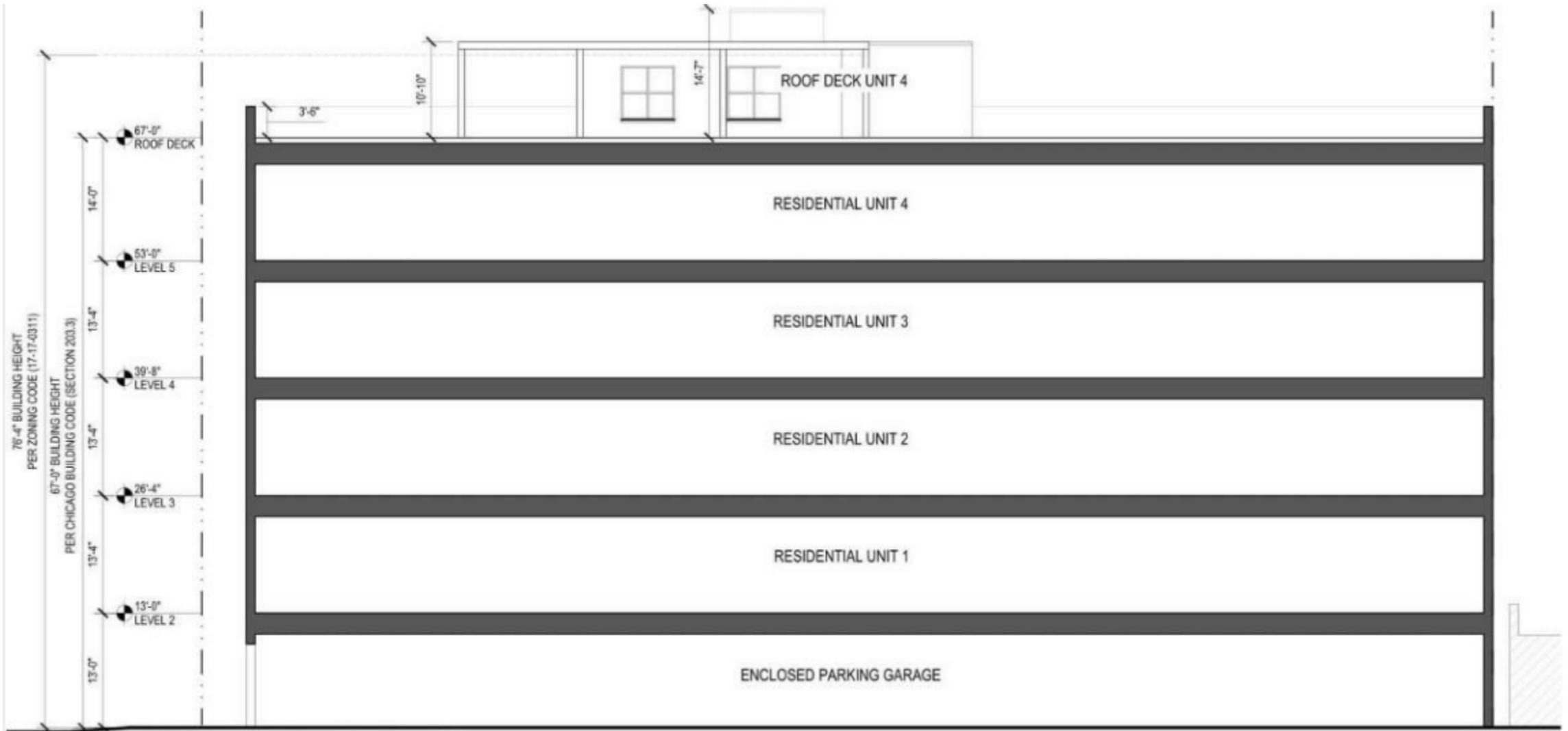


South Elevation



East Elevation

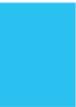
# SOUTH & EAST ELEVATIONS



**NORTH-SOUTH BUILDING SECTION**

## Overall Economic Impact:

Estimated Project Cost:	\$5,500,000
Construction Jobs Created:	50
Permanent Jobs Created:	0



# Lakefront Protection - 14 Policies

1. Complete the publicly owned and locally controlled park system along the entire lakefront
2. Maintain and enhance the landscaped, spacious, and continuous character of the lakeshore parks
3. Continue to improve the water quality and ecological balance of Lake Michigan
4. Preserve the cultural, historical, and recreational heritage of the lakeshore parks
5. Maintain and improve the formal character and open water vista of Grant Park with no new above-ground structures permitted
6. Increase the diversity of recreational opportunities while emphasizing lake-oriented leisure activities
7. Protect and develop natural lakeshore park and water areas for wildlife habitation
8. Increase personal safety
9. Design all lake edge and lake construction to prevent detrimental shoreline erosion
10. Ensure a harmonious relationship between the lakeshore parks and community edges but in no instance allow private development east of Lake Shore Drive
11. Improve access to lakeshore parks and reduce vehicular traffic on secondary park roads
12. Strengthen the parkway characteristics of Lake Shore Drive
13. Ensure all port, water supply, and public facilities are designed to enhance lakefront character
14. Coordinate all public and private development within the water, park, and community zones



# DPD Recommendation

The commission shall make a determination with respect to the proposed application, plan, design or proposal in writing within 30 days after the hearings are concluded and shall notify the forwarding public agency and the applicant of the commission's approval or disapproval thereof, setting forth findings of fact constituting the basis for its decision. **The decision of the Chicago plan commission shall be made in conformity with the purposes for which this chapter is adopted as set forth in Section 16-4-030 hereof, as well as the Fourteen Basic Policies contained in the Lakefront Plan of Chicago adopted by the city council on October 24, 1973.** The decision of the Chicago plan commission shall be deemed a final order and binding upon all parties. Failure of the commission to make a determination within the time hereinabove prescribed shall be deemed a disapproval.